

April 10, 2003



South Troy Brownfields

A MESSAGE FROM THE MAYOR

I am pleased to announce the preliminary site selection in the South Troy Brownfields project. Community support of this project has been substantial, and I



look forward to hearing your comments on our selection at the April 23 public meeting.

The three selected sites (King Fuels, Scolite and the South Troy Industrial Park) together make up almost fifty acres of under-utilized land in South Troy.

Having these sites assessed for environmental contamination takes us one step closer to putting these sites back into productive use. I'm also pleased that a considerable portion of these sites — including the entire Scolite site and a significant portion of the King Fuels site — is currently planned for use as public or green space. As we all know, South Troy needs more green space.

I look forward to continuing to work with you as we take this next step towards implementing our shared vision for South Troy.

Mayor Mark P. Pattison

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South Troy Sites to be Assessed

The City of Troy has made a preliminary selection of three sites for environmental assessment using funds provided by the US EPA. These sites will be presented to the public for comment at a community meeting on April 23, 2003 at 7:00 PM at the Polish American Club on First Street in South Troy.

The three sites are the 'King Fuels' site located at the Wynants Kill, the 'Scolite' site located at the Poesten Kill and the 'South Troy Industrial Park' located off Main Street. Please see the story below for more information about how these three sites were selected, and the map and story on pages 2 & 3 for more about the sites.

Once the City has incorporated any feedback received at the April 23 meeting, Sterling Environmental Services will develop the EPA required documents that specify exactly what testing will be done. The City hopes

that EPA approval of these documents will come in time to allow the testing to occur this summer or fall.

A separate plan will be developed for each site based on its characteristics including topography, soil conditions and historical uses. While the final test plan will be developed in coordination with the EPA over the next few months, we anticipate that all plans will include surface and subsurface soil testing to determine the presence of coal tar, petroleum, industrial solvents and a variety of other pollutants.

Surface soil (up to 12" in depth) will be collected using a simple scoop or shovel. Subsurface soil (from 12" to 12' in depth) will be collected using either "direct push" sampling or "soil boring".

See ASSESSMENT on page 2 ►

Project Overview

The South Troy Brownfields Pilot Program is funded by the US Environmental Protection Agency (EPA) and designed to help the City of Troy return unused and deteriorated properties to productive use.

This \$250,000 grant can be used to assess environmental contamination and requires that \$50,000 be used to benefit land that is planned for public space such as parks, trails or plazas. This grant cannot be used to clean up contamination (it is for assessment only), but the City intends to apply for additional funds for environmental clean up.

The City has selected three sites for assessment using funds from this grant (see story above). The sites were selected using a painstaking selection process that included significant community input.

The original study area included fifty-four

parcels located in South Troy between Liberty Street and the Rensselaer County Sewage Treatment Facility.

These parcels were narrowed down to ten 'candidate sites' using criteria developed by the City and the Consultant Team and revised with input from the Brownfields Task Force. The Task Force includes a broad array of community members including neighborhood residents, local businesses, representatives of regulatory agencies and other stakeholders.

The criteria were presented to the public for comment on November 22, 2002 and were then applied to the sites in the study area. A computer model was used to select a preliminary list of candidate sites. This preliminary

See OVERVIEW on page 2 ►

South Troy Brownfields Task Force

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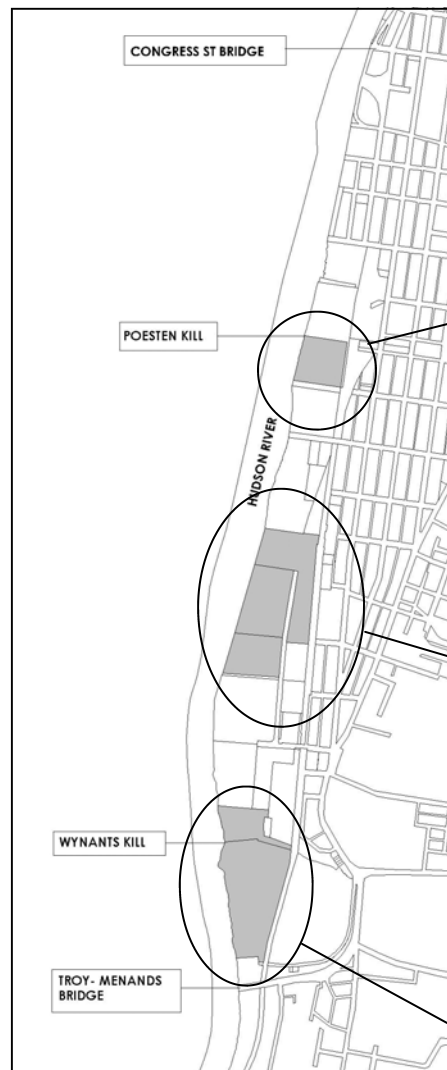
"A positive attitude may not solve all your problems, but it will annoy enough people to make it worth the effort."
- Herm Albright



Know anyone else who would like to receive this newsletter?

Contact Andrea Poley at 270-4557 or andrea.poley@troyny.org

Assessment Sites Map



This map shows the Troy waterfront between the Congress Street and Troy-Menands Bridges



Scolite



South Troy Industrial Park



King Fuels

What's Next?

Depending on EPA approval, the site assessment should be completed some time this summer or fall. The results of the assessments will be presented to the public at a public meeting.

Once the assessment results are in, the EPA grant also provides funding for a 'remedial' plan for one of the three sites. The reme-

dial plan will specify the types of technology that will be used to remediate any environmental concerns found at the site. The remedial plan will be presented to the public at a final community meeting.

The City will submit sampling plans for the three

priority sites to the EPA this spring. Once the City receives approval from the EPA to begin testing, the balance of the project, including testing, analysis and remedial planning, should take approximately six to eight months. ■

Site Descriptions



Scolite

The 'Scolite' site, located on the river between the Poestenkill and Madison Street, occupies an important place in the history of Troy's iron industry.

Several of the historic structures that were part of the Rensselaer Iron Company still stand on the site, but are deteriorating daily.

The site is just less than six acres and occupies an excellent location at the juncture of the Poestenkill and the Hudson River.

The City currently owns this site and hopes to develop it for public and green space.



Industrial Park

The 'South Troy Industrial Park' is a large site — almost 24 acres — located on the river between Van Buren Street and the Jail.

This site was historically the site of Republic Steel and is now owned by the Rensselaer County IDA. The IDA is actively marketing the site for light industrial use. Several development opportunities have fallen through due to concern about environmental contamination.

Using EPA funds to assess this site should help clarify the true costs of environmental remediation and provide the certainty needed to market the site successfully.



King Fuels

The 'King Fuels' site is located just north of the Troy Menands bridge.

Historically the site of a manufactured gas plant, this site is part of a consent order between Niagara Mohawk and DEC to clean up contamination from that use. EPA funds would be used to assess contamination that is not addressed by the NiMo agreement.

The City is working to create a linear river front park on this site. This unique location will provide access to the Wynants Kill and the Hudson River and serve as a destination along the Riverfront Bike Way.



Do you have an email list that you would use to help us distribute information about this project?

**If so, please contact
Andrea Poley
at 270-4557 or
andrea.poley@troyny.org**

Assessment (continued from page 1)

"Direct Push" sampling (sometimes called "geoprobe") involves driving a hollow tube into the ground. Imagine a soda straw being pushed into a cake. "Soil Boring" uses a hollow drill to drill a deep hole. Several times during the drilling process a tube is threaded through the hollow drill bit and pushed into the soil just below the bit, allowing the technician to take

samples at specific depths.

All samples will be analyzed for a variety of pollutants including VOCs and SVOCs (Volatile and Semi-volatile Organic Compounds such as acetone), PCBs and priority pollutant metals such as lead and mercury.

All analysis will be completed by commercial labs selected from the Department of Health's Environmental

Laboratory Approval Program (ELAP) list of laboratories. To ensure quality, a third party 'data validator' will verify the lab's work. ■

Overview (continued from page 1)

list was reviewed and revised by the Task Force and the final list of ten candidate sites was presented for public comment at a community meeting on January 29, 2003.

Since January 29th, the Consultant team developed a 'site profile' for each candidate site and the Task Force has met several times to review the site profiles, tour the sites and provide the City

with their final feedback on the ten candidate sites.

The City hopes to finalize this preliminary selection shortly after the April 23 public meeting. ■

*"If we keep on doing
what we've been doing,
we'll keep on getting
what we've been
getting.
- Unknown*



SOUTH TROY BROWNFIELDS

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Community Meeting Wednesday, April 23rd



Revitalizing the Working Waterfront

On Wednesday, April 23rd at 7:00 PM the City of Troy will host the third Community Meeting for the South Troy Brownfields Pilot Program at the Polish American Club at 507 First Street in South Troy.

This meeting, open to the general public, will serve two purposes.

First, it will be an opportunity for the public to provide feedback on the three sites the City has selected for environmental testing under the USEPA Brownfields

program.

Second, it will allow interested community members to learn more about Brownfields assessment and the sampling techniques that will be used to assess environmental contamination in South Troy.

The City hopes that all interested parties will attend the meeting and also stay informed by means of the project website at

www.TroyNet.net/brownfields. ■

South Troy Brownfields Task Force

South Troy Brownfields Task Force

The South Troy Brownfields Task Force meets regularly to provide input to the City regarding the South Troy Brownfields Project. Task Force members are responsible for reviewing all work done by the Consultant Team and contributing their viewpoint and expertise to the process.

The Task Force includes broad representation of all impacted stakeholders, including local businesses, neighborhood residents, concerned not-for-profit organizations and community groups, and government agencies.

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